

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	15,414 SQ. FT.	1,773 SQ. FT.	13,641 SQ. FT.

CURVE TABLE					
CURVE	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	58.19'	37.07'	N00°40'04"E	52.38'	90°06'43"
C2	97.51'	62.12'	N00°40'04"E	87.77'	90°06'43"

COORDINATE LIST		
NO.	NORTH	EAST
8	559,568.364	1,328,733.314
9	559,658.816	1,328,826.081
10	559,685.180	1,328,847.390
11	559,788.530	1,328,953.384
12	559,845.880	1,328,954.052
13	559,878.483	1,328,922.138
14	559,882.680	1,328,926.426
15	559,848.299	1,328,960.081
16	559,785.971	1,328,959.354
17	559,681.132	1,328,851.833
18	559,650.192	1,328,826.825
19	559,576.065	1,328,899.103
20	559,489.899	1,328,811.076

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

OWNER AND DEVELOPER
 WILLIAMSBURG GROUP LLC.
 P.O. BOX 1018
 COLUMBIA, MARYLAND 21044

THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] **Feb 9, 2005**
 JOHN B. MILDENBERG, SURVEYOR
 DATE
[Signature] **2-9-05**
 ROBERT R. CORBETT, PRESIDENT
 DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0.354 ±
AREA OF OPEN SPACE LOTS	0
PUBLIC ROAD RIGHT-OF-WAY	0.0 ±
TOTAL AREA	0.354 ±

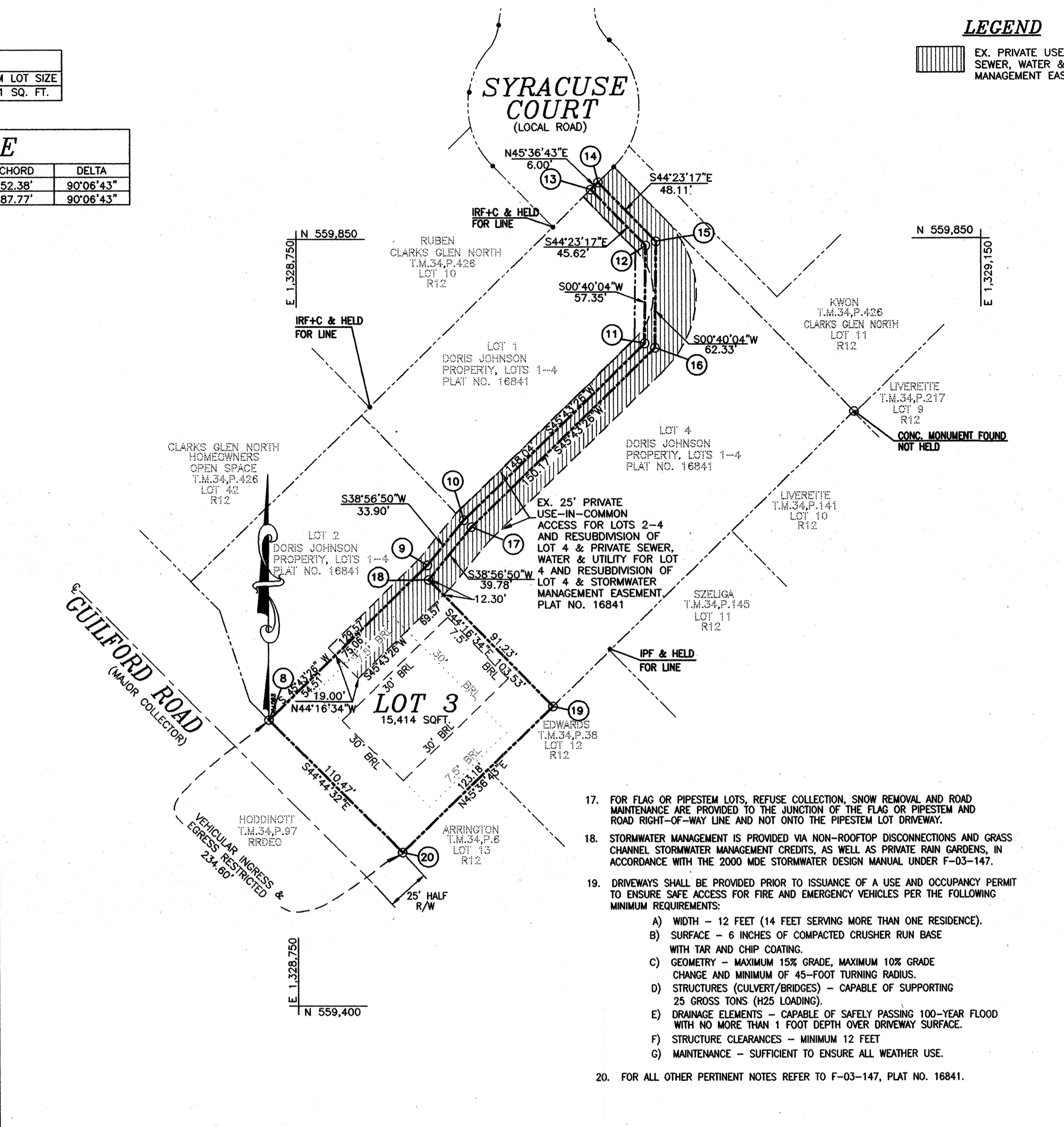
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] **4/7/05**
 FOR HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

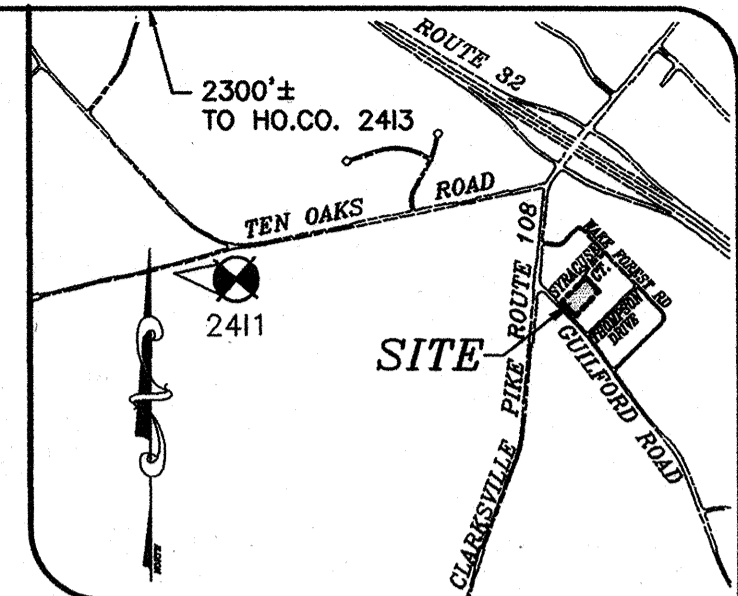
[Signature] **2/20/05**
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] **4/8/05**
 DIRECTOR
 DATE



LEGEND

EX. PRIVATE USE-IN-COMMON ACCESS, SEWER, WATER & UTILITY & STORMWATER MANAGEMENT EASEMENT, PLAT NO. 16841



VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES:

- THIS PLAT IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION REGULATIONS.
- SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**
 TAX MAP : 34, PARCEL: 37 BLOCK: 12
 ELECTION DISTRICT : FIFTH
 ZONING: R-12
 DEED REFERENCE : L. 7840, F. 610
 DPZ FILES: F-03-147, PLAT NO. 16841
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(c)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).
 STA. No. 2411 N 577,298.654 ELEV. 437.831
 E 1,366,075.133
 STA. No. 2413 N 580,648.904 ELEV. 404.482
 E 1,364,974.471
- ☐ DENOTES A CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE OR REBAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. PROJECT NUMBERS ARE 34-3669-D & S-6210 FOR SEWER AND W-8194 & 34-3669-D FOR WATER.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- LANDSCAPING FOR LOTS 1, 3 & 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 2 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 1, 3, & 4. LOT 1 HAS A TOTAL (3 SHADE TREES) IN THE AMOUNT OF \$900.00; AMOUNT OF LOT 3 HAS A TOTAL (3 SHADE TREES) IN THE AMOUNT OF \$900.00; LOT 4 HAS A TOTAL (6 SHADE TREES) IN THE AMOUNT OF \$1,800.00 WILL BE POSTED AS PART OF THE GRADING PERMIT.
- THE OPEN SPACE REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00 FOR LOTS 1, 3 & 4 UNDER F-03-147.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFForestation OF 0.26 ACRES (11,325.60 SQ. FT) IN THE AMOUNT OF \$5,662.80, UNDER F-03-147.
- NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE. WETLAND CERTIFICATION WAS PERFORMED BY WILDMAN ASSOCIATES ON OR ABOUT FEBRUARY 2003 UNDER F-03-147.

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT IS PROVIDED VIA NON-ROOFTOP DISCONNECTIONS AND GRASS CHANNEL STORMWATER MANAGEMENT CREDITS, AS WELL AS PRIVATE RAIN GARDENS, IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL UNDER F-03-147.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR ALL OTHER PERTINENT NOTES REFER TO F-03-147, PLAT NO. 16841.

THE PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING RESTRICTION LINES FOR LOT 3, DORIS JOHNSON PROPERTY LOTS 1-4, PLAT NUMBER 16841

RECORDED AS PLAT 17363 ON 4-14-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWNER'S CERTIFICATE

WE, WILLIAMSBURG GROUP, LLC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9TH DAY OF FEBRUARY, 2005

[Signature]
 ROBERT R. CORBETT, PRESIDENT

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF " DORIS JOHNSON PROPERTY, LOTS 1-4, PLAT NO. 16841 AND THE LAND CONVEYED BY DORIS L. JOHNSON TO PINDELL WOODS, LLC, BY DEED DATED NOVEMBER 26, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 7840 AT FOLIO 610, AND THE LAND CONVEYED BY PINDELL WOODS LLC TO WILLIAMSBURG GROUP LLC BY DEED DATED SEPTEMBER 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8659 AT FOLIO 106, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE: Feb 9, 2005

DORIS JOHNSON PROPERTY
LOT 3
 A REVISION TO DORIS JOHNSON PROPERTY
 LOTS 1-4

SHEET 1 OF 1

TAX MAP 34 5th ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 37 HOWARD COUNTY, MARYLAND DATE: FEBRUARY 2005
 BLOCK 12 EX. ZONING R-12 DPZ FILE NOS. F-03-147

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.